

CARNEYS POINT TOWNSHIP MEETING
REGULAR MEETING MINUTES
JULY 17, 2019

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Pelura, Bomba, Dowe, Newton and Brown were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt-Clerk, A. Venuto-Deputy Clerk, J. Santogrossi-Public Works Manager, G. Krivda Police Chief and A. Telsey- Solicitor.

Mayor Brown called the meeting to order and read the **Open Public Meeting Act**. He led the **Pledge of Allegiance to the Flag**. **Roll call** was taken.

Mayor Brown introduced Joe Henry with Hardenbergh Insurance to give a presentation on Safety, Workers Compensation and Wellness. He went over a pamphlet he handed out to the Committee. He spoke on safety and how our Safety Committee is strong. Mr. Henry said the Township has received \$3,675 in Safety incentive money, 1,000 for wellness, 2,500 for safety items and 2,000 incase of cyber hacking. He mentioned comorbidity. This is where two simultaneous chronic diseases or conditions exist, such as diabetes, obesity, heart disease or arthritis. This is not just here but nationwide. Mr. Henry reviewed with the Committee having health employees saves money and time.

Next, the Mayor introduced Todd Noon with Triad our Grant Writer. Mr. Noon said he is here to speak on the NJDCA Small Cities Innovative Development Finds (IDF) grant application. He mentioned Triad was at the Township earlier this year for a grant application for the parks. He said with the help of the Township employees such as Mrs. Stout and Mrs. Proffitt this application was completed and we should hear by the fall. He moved on to say the Small Cities Grants have three sections; Housing rehabilitation, Public Facility funds for Townships to fix or repair public building and Imitative Development funds which items don't fix in either of the other two. Carneys Point is looking at an IDF for \$400,000. The money is for development of vacant and abandoned properties. These houses would be fixed and repaired to sell to help with the blight on the Township. These houses could also help with our COAH obligations. Mr. Dowe asked about the list of properties. Mr. Noon said the list is a current foreclosed property list. Mayor Brown said we can add or change the list. Mr. Noon said absolutely. The Committee authorized the Mayor to sign the agreement to allow for Triad to proceed.

Under **Committee Departmental Reports** *Mr. Bomba* mentioned the Industrial Commission meeting was on July 8th. He said he was unable to attend the meeting so he has no report for that committee. He moved on to address work being done for the new warehouse on Route 40. He said there is no signage up yet and no stripping of the road. For Fire and Rescue he said an investigation is being conducted for the minor accident with the Ambulance. There was no reporting by who ever was on when it happened. Mr. Bomba mentioned Emergency Mgt. He said there has been several alerts put out on high winds, heavy rain and flooding. Mr. Pelura asked about the accident, this is the first he has heard anything. Mr. Bomba said there was damage to the bumper and the accident took place last week. Mr. Dowe asked if he could let everyone on the Committee know of these types of events.

Mr. Newton said he had no report for the Police Department or with the Construction Department. He did say the Tax bills for the third quarter have been mailed. There has been an

extension for payment of these bills to August 26, 2019. The online tax sale list can be viewed on August 16th.

Mayor Brown said on Monday the Sewerage Authority videoed the pipe at 106 N. DuPont Road. Mr. Cosaboon said there was a sink hole there years ago but there were no problems. Natural erosion is occurring. Mayor Brown said Public Works has cleared trees branches from streets due to storms in the area lately. Mayor Brown mentioned a mandatory training of all employees and volunteers on Friday. This is a seminar on "Dealing with Difficult People". This will help our people on better relations with the residents. On June 28th Mayor Brown mentioned the yearly JIF Audit report. He said our report for our Township has been trending downward in losses. Mayor Brown said he and Mr. Dowe will be attending a meeting on Medical Cannabis Dispensary Start Up Company. He said they have not gotten any licenses yet. Pennsville Twp. Is holding a meeting on Thursday at 7 pm on growing facility there. This Company will be there addressing all questions. Mayor Brown moved on to say he and Mr. Newton will be at a meeting with the DRBA to see if we can help put some businesses in their almost empty business center. Myself, Mr. Bomba and Mrs. Stout had a meeting with Kast Distribution last week to see if we can help get their new distribution center started. More information will follow. Mayor Brown said there is a potential new warehouse going behind the Roman Pantry. The developer received the ok from the Planning Board to move forward. It will be at lease one to two years to get all the State permitting.

Mr. Dowe said he will be at the Municipal Building on Friday for a meeting with the Courts on Safety and procedures. He said on September 14th and 15th will be the fall Community Yard Sale. Mr. Brown made a motion to waive the licensing procedures, seconded by Mr. Pelura and all were in favor. Next up is National Night Out on August 6th in Dunns Park from 6 to 9 pm.

Mr. Pelura answered a question from Mr. Dowe on Liberty Gas Station. He said they are ready to back fill and are getting ready to pour the cement. Other than that, they have no other reports. Motion was made by Mr. Bomba to approve the reports, seconded by Mr. Dowe and all were in favor.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$2,449,838.62**. Motion was made by Mr. Pelura, seconded by Mr. Bomba and all were in favor. Under **Consent Agenda** a motion was made by Mr. Newton, seconded by Mr. Bomba to accept **Monthly Committee Reports from June, 2019**. All were in favor.

Mr. Pelura made a motion to approve the **Administrative Compensation Time**, seconded by Mr. Bomba and all were in favor.

Mr. Pelura made a motion to approve the **minutes from the regular Committee meeting held on June 19, 2019**. Seconded by Mr. Dowe and all were in favor.

RESOLUTION 2019-130

CHAPTER 159, HAZARDOUS DISCHARGE GRANT-BK 246, L8, \$28,208.00

Motioned on by Mr. Pelura to approve the insertion of an item of revenue into the 2019 Budget under the caption, "Hazardous Discharge Grant-Block 246, Lot 8 – 411 Pennsville Auburn Road in the amount of \$28,208.00. Seconded by Mr. Dowe and a unanimous vote was taken.

RESOLUTION 2019-131

CONTRACT WITH SALEM COUNTY FOR MUNICIPAL ALLIANCE SERVICES

Mr. Bomba made the motion to approve the 2019-2020 Municipal Alliance Service Contract with Salem County, seconded by Mr. Pelura and a unanimous vote was taken.

RESOLUTION 2019-132
AUTHORIZE THE SEWERGEE AUTHORITY TO FINANCE THE COST OF
REFUNDING PROJECT.

Mr. Dowe made a motion to grant the consent to the Mayor to sign the Sewerage Authority for the issuance of debt to finance the costs of a refunding project. Seconded by Mr. Bomba and a unanimous vote was taken.

RESOLUTION 2019-133
APPROVE RENEWAL OF RETAIL CONSUMPTION LICENSES (Bars)

Mr. Pelura made a motion to approve the renewal of the Plenary Retail Consumption Licenses for Alcoholic Beverages, seconded by Mr. Bomba and a unanimous vote was taken. Mayor Brown said this renewal is for the former Friendly Tavern and Barnyard. The licenses are being held in pocket.

ORDINANCE 947

AN ORDINANCE REVISING THE CERTIFICATE OF OCCUPANCY FEES. Mayor Brown opened the ordinance up for Public Questions or Comments. With none this portion was closed and Mr. Newton made a motion to adopt, seconded by Mr. Bomba and a unanimous roll vote was taken.

ORDINANCE 948

AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT FOR (PILOT) PAYMENT IN LIEU OF TAXES WITH COURSES LANDING URBAN RENEWAL ENTITY, LLC PURSUANT TO N.J.S.A. 40A:20-1 ET.SEQ. Mayor Brown opened this ordinance up for Public question and comments. With none this portion was closed and a motion to adopt was made by Mr. Newton, seconded by Mr. Bomba and a unanimous roll call vote was taken.

Under **Correspondence** Mayor Brown mentioned a letter from the 3rd Legislative District on a mobile effort to hear and speak directly to residents. They will be in the courtroom on Wednesday, July 31st from 10 am to noon.

Mayor Brown mentioned a letter, not signed, on concerns of construction of a pole barn on Garfield St. Mayor Brown said if anyone sees a problem within the Township say something. Please don't send letters with no names on them. We could have addressed this right away. Our Zoning Officer went to the site and found there were no permits. He cited the home owners and they came to the Township to obtain the permits needed.

Under **Old Business** Mayor Brown asked Mr. Cosaboon to give an update. Mr. Cosaboon said DuPont Road repaving is open but complete. The Company should be submitting for final payments. He spoke of the resident who spoke of flooding after the new road was put in. He said there was no change in the grading. He said he is going to be working with the Contractor to see if they will put a little bump in front of their driveway to redirect the water.

Mr. Cosaboon mentioned the 2020 Application for the NJ DOT Municipal Roadway Grant. HE said Broadway to E. Street. The pavement is in poor condition. He mentioned this as being favorable with the State grant people due to there being a lot of sidewalks. Washington Street was mentioned due to its poor condition but the money will come out of Township funds. This road is a low traffic, low housing road. Mr. Cosaboon mentioned Boutown Creek and Conrail. He said he finally got ahold of someone and there will be a meeting to plug the pipe under the rails.

New Business, The Mayor discussed a Professional Service Agreement with Rick Carabelli of Martin Appraisal Associates for the Tax Appeals of Sandy Ridge, Rivers Bend and The Landing Apartments. The Mayor said this will be for 2017, 2018 and 2019.

RESOLUTION 2019-134

CONTRACT TO CONDUCT APPRAISAL SERVICES FOR CERTAIN PROPERTIES

Mr. Pelura made a motion to approve the Contract for appraisal services with Richard J. Carabelli of Martin Appraisal Associates, Inc., seconded by Mr. Dowe and a unanimous vote was taken.

Public Participation: Bob Brayerton of Laytons Lake Drive mentioned concerns he has of the rest area in Carneys Point off Route 295. He said there are no bathrooms just port-a-pots. Mayor Brown said he can write a letter to the State about the condition of the rest stop. Mr. Brayerton said he wanted to thank the Committee for their service to the Community. He said he has gotten a better appreciation after he attended the Planning Board meeting on warehouse.

Patty Bomba of Hawks Bridge Road mentioned the construction blitz for Habitat for Humanity. There were 117 volunteers who stayed at the old St. James School. She thanked the Police Department for the extra patrols and keeping everyone safe. She moved on to “A Place for Sammy” playground at the Recreation Complex. She asked for clarification on the safety report. Mayor Brown said there was one done after her OPRA request was done. The Mayor said it states parts are rusted, old and in need of major repairs. She said she is afraid of “A Place for Sammy” losing its identity. Mr. Dowe said they could leave the signs but replace the playground equipment with new. Mrs. Bomba wants it to remain a handicapped play site. Mayor Brown said it will. He said the Township is working on both sides for grants and the loan. There are other items just as important as the Recreation Complex such as lighting with LED lights. He said the playground equipment needs to be replaced whether it was donated or not. Mr. Dowe suggested a memorial of photos of how park came to be and the history of the playground. Mayor Brown said our concern is that the equipment is safe and secure. Mr. Bomba suggested having the Twp. Engineer check to see if the other pieces are good.

Darlene Davis of Broad St. spoke of increased traffic and speeding vehicles on Broad St. She also mentioned kids hanging out at the Store across the street from her house. Mayor Brown said the Police has spent countless hours trying to slow the traffic and patrol the store. The Chief said he has been to her house and arrests have been made but the moment we leave it all starts again. She asked if a No Loitering sign can be put up at the store. The Mayor said we can suggest it but can't make then do it. The Chief said he will look into what else can be done.

Elanor Washington of Sandy Ridge Apts. agreed with Mrs. Bomba on the Rec. Complex. She wanted to know if there is any guarantee we are getting this money. The playground needs to be fixed now. The Mayor said the Township does not have the money to make the repairs and if anything, the playground will have to be closed. She said our Plan A is taking too long. Maybe we need a plan B.

With no more public questions or comments this portion was closed.

RESOLUTION 2019-135

EXECUTIVE SESSION

Mr. Bomba motioned to convene into Executive Session, seconded by Mr. Newton and a unanimous vote was taken. The regular meeting ended at 7:12 pm.

A motion was made by Mr. Bomba to reconvene in regular session, seconded by Mr. Pelura and all was in favor. The regular meeting reconvened at 8:20 pm.

RESOLUTION 2019-136

AUTHORIZE TO HIRE UNIQUE-SHAMANE CORSEY

Mr. Newton made a motion to authorize the hiring of Unique Corsey as a Part-Time Clerk in the Housing/Zoning/Health office at a rate of \$12.10 per hour. Motion was seconded by Mr. Pelura and a unanimous roll call vote was taken.

With no further business to discuss, a motion was made by Mr. Dowe to adjourn and seconded by Mr. Newton. Motion passed with five affirmative votes. Meeting adjourned at 8:21 p.m.

Approved: 8/21/2019


June Proffitt, Municipal Clerk